148.0	0006	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	724,900 /	724,900
					USE VALUE:	724,900 /	724,900
					ASSESSED:	724,900 /	724,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		FARMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KLATON MULUWORK EMILY
Owner 2:	
Owner 3:	
Street 1:	23 FARMER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GALLAGHER STEPHEN J & -
Owner 2:	POWERS MARCIA E -
Street 1:	23 FARMER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,824 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 1461 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5824.000	329,400		395,500	724,900
Total Card	0.134	329,400		395,500	724,900
Total Parcel	0.134	329,400		395,500	724,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.17 | /Parcel: 496.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 97727

GIS Ref

GIS Ref

Insp Date 07/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 148.0-0006-0014.0

!11602!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	329,500	0	5,824.	395,500	725,000	725,000	Year End Roll	12/18/2019
2019	101	FV	251,000	0	5,824.	395,500	646,500	646,500	Year End Roll	1/3/2019
2018	101	FV	256,700	0	5,824.	350,300	607,000	607,000	Year End Roll	12/20/2017
2017	101	FV	256,700	0	5,824.	293,800	550,500	550,500	Year End Roll	1/3/2017
2016	101	FV	256,700	0	5,824.	293,800	550,500	550,500	Year End	1/4/2016
2015	101	FV	250,800	0	5,824.	254,200	505,000	505,000	Year End Roll	12/11/2014
2014	101	FV	250,800	0	5,824.	245,800	496,600	496,600	Year End Roll	12/16/2013
2013	101	FV	250,800	0	5,824.	233,900	484,700	484,700		12/13/2012

PRINT

Date	Time
12/11/20	01:44:56

LAST REV

Date	Time
08/08/19	11:55:20
mmcmakin	
11602	

USER DEFINED

Prior Id # 1:	97727
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLAGHER STEPH	72927-598	1	7/15/2019		750,000	No	No		
GALLAGHER STEPH	57138-354		7/14/2011	Convenience	99	No	No		
GALLAGHER JAMES	43141-590		6/25/2004	Family	10	No	No		
GALLAGHER JAMES	40281-614		8/1/2003	Family	10	No	No		
	9633-505		1/1/1901		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2014	17	Manual	4,651	C				
6/29/2009	531	Redo Kit	44,900	C				DEMO & REDO KIT
6/4/2008	556	Fireplac	8,600	C				GAS FIREPLACE
8/15/2006	684	Manual	500	C				install fr door

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	Meas/Inspect	CC	Chris C
2/10/2014	Info Fm Prmt	EMK	Ellen K
12/31/2008	Meas/Inspect	336	PATRIOT
12/1/1999	Measured	256	PATRIOT
4/10/1999	Inspected	264	PATRIOT
7/24/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5824		Sq. Ft.	Site		0	70.	0.97	8			Easemen	-5					395,487						395,500	

Total AC/HA:	0.13370	Total SF/SM:	5824	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	395,487	Spl Credit		Total:	395,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97029907
Adj $ / SQ:	163.738
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369266
Depreciation:	39881
Depreciated Total:	329385

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

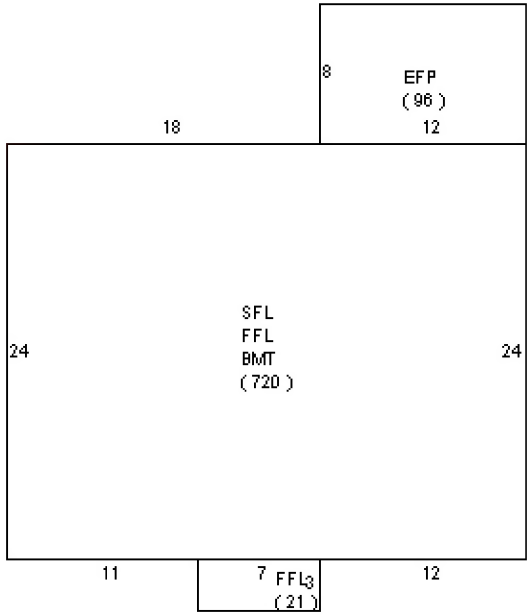
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.74
Special Features:	0	Val/Su Net:	144.66
Final Total:	329400	Val/Su SzAd	225.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	741	163.740	121,330
BMT	Basement	720	49.120	35,367
SFL	Second Floor	720	163.740	117,891
EFP	Enclos Porch	96	53.930	5,178

Net Sketched Area:	2,277			Total:	279,766
Size Ad	1461	Gross Are	2277	FinArea	1461

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	